



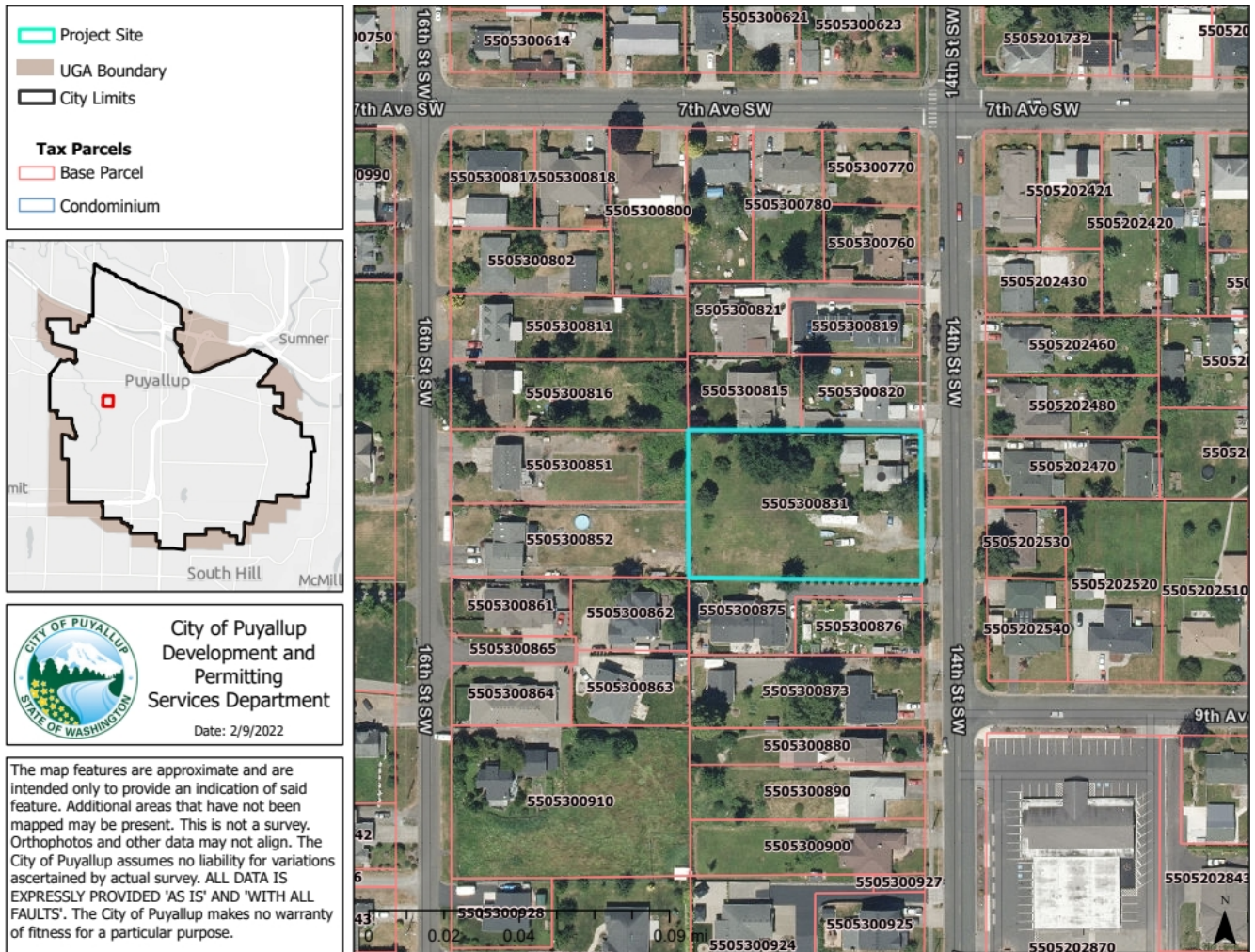
City of Puyallup  
**Planning Division**  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
www.cityofpuyallup.org

February 11, 2022

## NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application has been submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

### Vicinity Map:



## Application Information

The following information is provided regarding this application:

Case Number:	PLSHP20220003
Permit Type:	Short Plat & SEPA
Proposal:	Proposed two (2) lot residential short plat with SEPA environmental review. Proposal includes a new shared driveway with access to 14th St SW. The existing home will remain.
Applicant(s):	Cheryl Ebsworth
Owner(s):	Kristian and Joann Mullan
Site Address:	808 14th St SW, Puyallup, WA 98371
Parcel Number:	5505300831
Date of Application:	January 20, 2022
Date of complete application determination:	February 07, 2022
Date of Public Hearing (if set):	Not required
Environmental documents/studies required:	SEPA checklist, wetland report, floodplain habitat assessment, geotech report, storm water reports, utility plans
Identified critical areas on or adjacent to the site:	Volcanic hazard area, seismic hazard areas, wetland and/or wetland buffer, 100-year floodplain

## Public Comments

Please be advised that any response to this letter will become a matter of Public Record. Recipients of this notice, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application (s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit (s), and request a copy of the final decision. The application file is available for review at [click here to open on Portal](#) by searching the case number or site address.

## Environmental Review (SEPA)

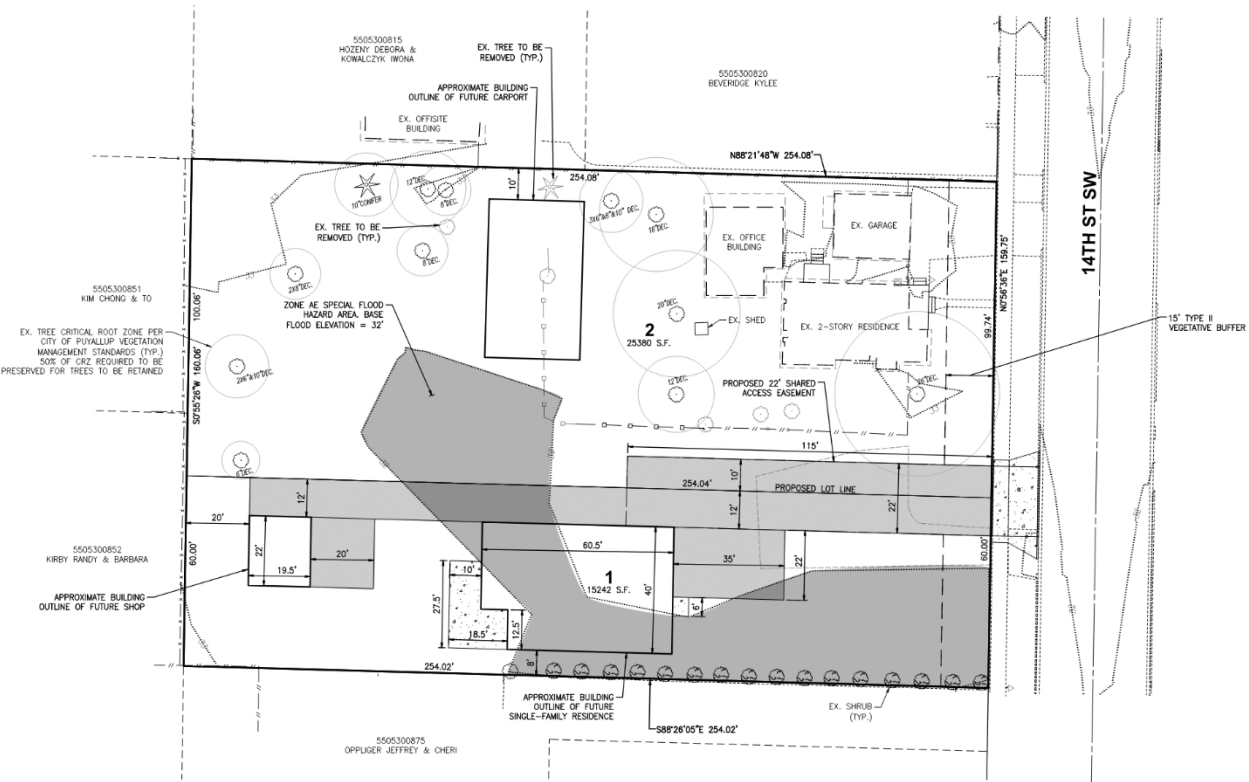
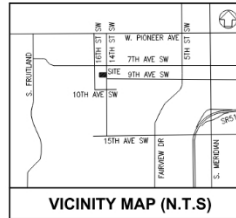
The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Environmental mitigation measures under consideration: None identified as of the date of this mailer.

Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on: February 25, 2022

If you have any comments or suggestions, please email them to Nabila Comstock at NComstock@PuyallupWA.gov or call (253) 770-3361.

Site Plan:

PRELIMINARY SITE PLAN  
FOR  
**MULLAN SHORT PLAT**  
A PORTION OF SECTION 28, TOWNSHIP 20 N., RANGE 04 E., W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



- SITE DATA**
- TAX #: 5505300831
  - SITE AREA PER ASSESSOR: 40,622 ± S.F. (0.933 ± AC)
  - SITE ADDRESS: 808 14TH ST SW, PUYALLUP, WA 98371
  - EXISTING USE: SINGLE FAMILY RESIDENTIAL
  - PROPOSED USE: 2-SINGLE FAMILY RESIDENTIAL LOTS
  - EXISTING ZONING: RS-10B (MAX 5 DU/ACRE)
  - REQUIRED MIN. LOT SIZE: 8,000 SF
  - REQUIRED MIN. LOT WIDTH: 40 FEET
  - REQUIRED MIN. SETBACKS:  
FRONT: 20 FEET  
SIDE STREET: 15 FEET  
SIDE YARD: 5 FEET  
REAR: 20 FEET
  - MAX BASE HEIGHT OF SINGLE-FAMILY BUILDINGS: 36 FEET
  - MAX LOT COVERAGE: 45 PERCENT
  - SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY: BARGHAUSEN CONSULTING ENGINEERS, INC., OCTOBER 2021

**LEGAL DESCRIPTION**  
(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBMISSION GUARANTEE NO. 3820623 DATED SEPTEMBER 01, 2021)

THE LAND IN THE COUNTY OF PIERCE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:  
LOT 5, BLOCK 57, THIRD MAPLEWOOD ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 89, RECORDS OF PIERCE COUNTY, WASHINGTON.

**OWNER**  
KRIS MULLAN  
808 14TH STREET SW  
PUYALLUP, WA 98371

**ENGINEER/PLANNER/SURVEYOR**  
BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVE. SOUTH  
KENT, WA 98032  
PHONE: (425) 251-6222  
FAX: (425) 251-8782  
CONTACT: BARRY TALKINGTON P.E./CHERYL EBERSWORTH/  
MATTHEW ABBAS, P.L.S.

**GEOTECHNICAL ENGINEER**  
EARTH SOLUTIONS NW  
15365 NE 90TH STREET, SUITE 100  
PHONE: (425) 448-4704  
FAX: (425) 449-4711  
CONTACT: KEVEN HOFFMANN